tives of the American Tin Plate Company and a committee appointed by the Tin Plate Workers' International Protective Association of America was brought to a close last night without an agreement being reached. The conference, which was to arrange a scale of wages for the employes of the company for the coming year, was harmonious, but the company refused to grant all the demands made by the men's representatives.

At the close of the meeting, which was held in the company's offices in the Battery Park Building the following joint statement was given out: ing the following some satisfactors was given out:

The conference adjourned without settlement, the American Tin Plate Company having offered a slight advance to tinners and risers, but declining the general advances asked by the Tin Plate Workers International Protective Association of American International Internationa

Said association expressed its intention to present the American Tin Plate Company's proposition to the several lodges, granting that meanwhile the company was free to pursue such course as it might deem necessary in respect to the operation of some of its the houses, because independent mills under the control of the Tin Plate Workers' International Protective Association of America were now in operation at last year's scale, the understanding being that said independent mills are subsequently to be governed by the scale signed by the Tin Plate Workers' International Protective Association of America.

The conference just ended related to a wage scale for the makers of the superior grades of tin plate, the scale of the workers on the cheaper grades having been arranged at a previous conference held some time ago. The failure of yesterday's conference would probably affect them also should there be a strike of the high grade tin workers.

President Fowell of the men's association, however, said that he was hopeful that a strike could be averted, as he was of the opinion that after the conditions offered by the company had been sumitted to the various lodges another conference would be held. This will probably be in a few days. The officials of the company declined to say what action the company would take pending the holding of another conference or whether the mills will be started up in the mean while or not. Said association expressed its intention to pre-

BOCTOR FOR CHRISTIAN SCIENCE HEALER Baltimore, Md., Sept. 15 (Special).-The Christian scientists of Baltimore are not a little chagrined over the fact that their foremost worker and leder, Miss Susan W. Whitelock, has been comgiled to undergo regular medical treatment. Miss Whitelock began the study of Christian Science mer two years ago. She engaged actively in the fort of the congregation to erect a church buildfort of the congregation to erect a church building, and subscribed liberally to the building fund. Se continued her studies and began to treat several of her friends. She discovered, she claimed, that she porsessed remarkable healing powers. She formed the acquaintance of Miss Katherine E. West, and they decided to rent a downtown office. A room in a trust building was recured. Plenty of partice was found at once, and it soon expanded with it was almost impossible for the healers to chain rest. When Miss Whitelock complained of feeling fill her friends became alarmed and tried to persuade her to take a few weeks' rest. She continued at work, however. Her condition rapidly beame worse, and at last, after having fainted many times, she was taken to the home of her mother seriously ill with nervous prostration. Dr. Wanstall, the family doctor, was called. Under his freatment and the care of a trained nurse she is being restored to health.

THE WEEK IN REALTY.

MODERN APARTMENTS RENTING WELL ON THE WEST SIDE.

RUSINESS PROPERTY FIGURES PROMINENT LY IN THE SALES MARKET-SCARCITY OF HOUSES FOR RENT IN THE

FIFTH-AVE, SECTION.

Signs of returning activity in the real estate market appeared last week, though the few sales re-ported were confined principally to the business section and the West Side. The most encouraging sign was that the private sales embraced a wide variety of property. So far as the renting branch of the market is concerned the West Side brokers are doing a thriving business, especially those agents who have the management of the many spartment houses recently erected west of the

The building of these high class apartment houses on the West Side this year, so far as the size of the structures is concerned and their exceptionally complete equipment, has surpassed any and all previous efforts of the builder. No apartment houses, with one or two notable exceptions, had been erected west of Central Park that for elegance of appointment and thoroughly modern improvements can equal many of those just completed in the district named. The result is that the new spartments are renting rapidly and many people who formerly lived further downtown are to be found on the list of tenants to whom these apartments have already

Hardly a block can be found in the West Side section between the Park and Riverside Drive, rd and Harlem, where builders with the necessary capital to push their enterprises to completion have not been rearing new structures in the last year. Those lining the Park are as a

year. Those lining the Park are as a mag better than the apartments further all the best houses are meeting with a success in completing their lists of it has surpassed the most sanguine exof the conservative owner. The sof these conservative owner, we so of these new buildings is largely acreby the fact that they are of a higher the average West Side apartment house, mently have attracted an entirely new mants who require just such accompass are offered and are willing to pay his is extremely fortunate for the owner modest apartment or flat houses is known five story type, which cannot competition with the palatial new houses ore have lost few tenants because of n of the more pretentious structures, he five story flathouses of the West Side of steam heat, open plumbing and hot oly are having a more successful rentthan usual, according to the agents, as be due largely to the new experiment ling of the high grade apartment houses. hay be due largely to the new experiment diling of the high grade apartment houses, while the five story flathouses already strict have been left, with few additions numbers, to recruit tenants. The latter course is paying so much better than for lew years that they are beginning to be again with favor by the small investor, a few sales of this character have been recently.

One of the most important sales of the last week was that of a row of five five story unfinished founds fathquese on the south side of One-hundrad-and-twelfth-st., 160 west of Fifth-ave., on a flot iBhrilo feet. These buildings were begun last year by David and Joseph Seglin, and were bought hast month under foreshosure proceedings by William H. Bunk for \$85,500, who now sells the property to Byan & MacFarran. The latter is a firm of builders, who will complete the structures for handers, who will complete the structures for property is renting better then usual this season, there are more than enough five story flathouses on the West Side now to satisfy the demand for another year or two, and the action of these builds in the property for completion instead st important sales of the last week the West Side now to satisfy the demand for another year or two, and the action of these building in the property for completion instead of undertaking entirely new construction on the same line is to be highly commended by owners. The sale of first importance last week, particularly as regards what will undoubtedly follow in the way of some permanent improvement, was that of three four story dwelling houses, Nos. 18, 29 and 2 West Twentieth-st, and a vacant lot in the par at No. 22 West Mineteenin-st, by Mrs. Bradley Martin. The Twentieth-st, property has a frontage of 25 feet. No. 22 West Twentieth-st, as frontage of 25 feet. No. 22 West Twentieth-st, was bought by the seller in ... 75 for 345,000, and No. 20 West Twentieth-st, and No. 23 West Nineteenth-st. were bought seven years later for \$67,500. The price paid by the new owner is said to be about 100,000. The name of the purchaser has not been made public, but Bernard Klingenstein and William Bosezweig and Martin & Bro. are all mentioned as being the purchasers. The first two parties named are the owners of No. 37 West Nineteenth-st, and they are said to have a long contract on another parcel in the same block. Hanry Conn owns No. 22 to 25 West Nineteenth-st., and they are saids to have a long contract on another parcel in the same block. Hanry Conn owns No. 22 to 25 West Nineteenth-st., and they are saids to have a long contract on another parcel in the same block. Hanry Conn owns No. 22 to 25 West Nineteenth-st., and they are saids to have a long contract on another parcel in the same block. Hanry Conn owns No. 22 to 25 West Nineteenth-st., and they are saids to have a long contract on another parcel in the same block. Hanry Conn owns No. 22 to 25 West Nineteenth-st., and they are saids to have a long contract on another parcel in the same block. In the downtown mercantile section No. 71 Fullons, and No. 71 Beekman-st. were purchased by

owners of a parcel adjoining on the east, having a frantage of \$6.8 feet.

In the downtown mercantile section No. 71 Fulton-st, and No. 71 Beekman-st, were purchased by the Nassau Manufacturing Company.

The Fifth-ave, brokers are not faring so well as they had hoped a few weeks ago. Those who recently were predicting a lively market in the sales department of their offices immediately following labor Day have gone wrong in their calculations again, and have stopped making predictions for the present. About the only high class dwelling houses in the Fifth-ave, section reported sold at private contract last week were the four story brownstone house at the northwest corner of Skrty-fifth-st, and Medison-ave. purchased by John Achells, and No. 12 East Sixty-eighth-st, a four story brownstone house, on a plot 18x105 feet, the latter being given in part payment for the seven story elevator apartment house at the south-fails feet, which figured in the exchange at \$25,000.

Renting continued good in the section below Pitty-ninth-st, but this offers slight encouragement to the brokers, who rightly say that at this season of the year it could not be otherwise. In this branch of the business the Fifth-ave_brokers in the section below the Park have reasonable cause for complaint. Probably every representative firm in this section has cliems for desirable modern houses in the proportion of at least two to cae, as compared with the supply. The fact of the section, and the brokers this year probably have more disappointed clients of the well to do class, who demand the best the market affords, than ever

PO AGREEMENT ON TIN MEN'S WAGES.

before. While the number of new American basement dwelling houses or recently altered houses of them that were in the market were rented long ago, and to-day there is not below Fifty-ninth-st. price.

ago, and to-day there is not below Fifty-ninth-st. a single American basement house for rent at any price.

The time may come when the owners of old style dwelling houses, which attract nobody and are always on the market till everything else is gone—the owner being fortunate if he secures a responsible tenant at any price—will conform to the changed conditions, and purely as an investment will recognize the wisdom of either tearing down and rebuilding or of altering the old structure to conform to the demands of the rich tenant class. So far there is little disposition on the part of owners to do this, and for this very reason those few householders who have already taken advantage of the opportunity have profited immensely, their houses renting for excellent and in some cases fabulous prices. The wealthy New-Yorker has been educated to something far better in the way of living than that with which he was content ten years ago, and he is willing to pay well for the comfort and conveniences to be had in a thoroughly modern house. The sooner owners now getting only a pairry net return on their old but well altuated dwelling houses realize this fact and conform to it, either by making their own alterations or selling to some one who will, the sooner will the supply of modern dwelling houses below Fifty-ninth-st. begin to equal the demand. The principal obstacle to the working out of this desired change is, however, that real estate in the section named is in such strong hands that the owners are willing to accept the 3 or 3½ per cent net return on their houses, at the same time putting, as a rule, a fabulously high price on their property in the hope of getting a price far in excess of what they paid.

As a prominent broker remarked last week: "There is hardly an owner of property in the Fifth-ave, section who does not believe that his property is increasing vastly in value every year he holds it, and the majority of the owners are as firmly convinced that their houses are verifable gold mines on which they will

be the possibility of the broker's making quick commissions.

So much has been said and written about the stagnation of the market this summer, and for the last two weeks especially, that it is interesting to note the fact that this is not the worst season that Manhattan reality has experienced in years. For the week ending September 10, last year, only sixteen parcels of real estate of all kinds were sold at private contract, the considerations not being given in a single instance. In the corresponding week of 1888 only twenty-four parcels were disposed of at private contract, and they did not include anything better than residential properties of small size. For the two following weeks of the same years conditions improved only slightly, and this season general conditions have been no exception to the rule. There appears to be a disposition to awalt developments, and with the money market in its present favorable condition, and with plenty of opportunity for excellent investment in the realty market, there certainly is no cause for apprehension as to the future.

THE BUILDING LAW FULFILLED. Trowbridge & Livingston, architects of No. 284 Fourth-ave., submitted plans yesterday from which they propose to build at an estimated cost of \$100 for Grace L. Luling, of Ridgefield, Conn., a five story stone, brick and terra cotta dwelling house at No. 118 East Seventieth-st. There is at present on the site a three story brownstone present on the site a three story brownstone dwelling house, which the owner wanted altered, raised and extended. The plans for the improvements were submitted to the Department, and as they called for the practical rebuilding of the structure the architect was told to file plans for a new building. He returned later with the new building application properly filled out with the exception of the cost of the building, which the law requires. He refused to fill in the cost at first, but on being told that his plans would otherwise be rejected he placed the cost at \$100.

RECORD OF PRIVATE SALES. Mrs. Bradley Martin has sold for about \$160,000 the three four story brownstone dwelling houses, on plot 75x92, No. 18 to 22 West Twentleth-st., to-gether with the lot, 25x92, No. 22 West Nine-

eenth-st., adjoining. Henry D. Winans & May have sold No. 2 West Henry D. Winnus & May have soid No. 2 West Eighty-seventh-st., a five story American basement dwelling house, 18 feet wide; for Mrs. Phœbe P. Knapp. No. 251 West Seventy-second-st., a four story dwelling house, on a lot 25x100, and for Francis J. Schnugg the private dwelling house, 18 feet wide, at the intersection of the west side of the Boulevard Lafayette and One-hundred-and-fifty-eighth-st.

Sabala Grassov has sold No. 238 Feat Sixty third. ty-eighth-st. Sabata Gregory has sold No. 238 East Sixty-third

Sabata Gregory has sold No. 238 East Sixty-third-st, a five story double-tenement house, on lot 25x 100.5, to a Mr. Mainzer.

M. L. & C. Ernst have sold through Clarence M. Fowler to Charles F' Davis the five story apart-ment nouse, 34.4x55, No. 444 Manhattan-ave. The same firm has sold through Edward Polak to Mary F. O'Donnell three lots on the south side of One-hundred-and-fifty-seventh-st., 100 feet west of St. Ann's-ave., and the plot, 75.9x100, at the southeast corner of German Place and One-hun-dred-and-fifty-seventh-st.

southeast corner of German Place and One-hundred-and-fifty-seventh-st.

George F. Johnson & Sons have sold a three story brick and stone dwelling house, on lot 25x100, on the east side of Kelly-st., 100 feet north of One-hundred-and-fifty-sixth-st., to G. C. F. Cordes for \$12,500.

Timothy Donovan has sold the lot on the north side of One-hundred-and-thirty-fourth-st., about \$30 feet east of Lenox-ave., 25x95.11, to Jere C. Lyons, who owns abutting property in One-hundred-and-thirty-fifth-st. dirty-fifth-st.

P. S. Treacy has sold for Daniel Myers No. 245
est One-hundred-and-twenty-ninth-st., a three
ory brick dwelling house, on lot IS-PXW II, to
alph H. Reid, who has resold the house to a Mr.

yes. The following are the comparative tables of the niveyances, mortgages and projected buildings r the corresponding weeks of 1900 and 1899, as empiled by "The Record and Guide":

MANHATTAN AND THE BRONX.

	CONVEYANCES.
1899. Sept. 8 to 14,	1900. Sept. 7 to 13,
\$815, 239 66	otal number for Manhattan inc. 127 mount involved \$1,856,175 tumber nominal 61
7,965	otal number. Menhattan, Janu- ary 1 to date
\$106,875,477 81 \$142,001 87	otal amount. Manhattan, January 1 to date. \$77.489.604 otal number for The Bronx. \$76.325 mount involved \$76.325 (umber nominal 81

Number nominal 81 37
Total number. The Bronx, January I to date. 8,818 8,561
Total amount. The Bronx, January I to date. 8,588,357 \$10,116,856
Total number. Manhaitan and The Bronx, January I to date. 10,747 11,528
Total amount. Manhaitan and The Bronx, January I to date. 186,077,961 \$116,092,333 MORTGAGES Total number
Amount involved
Number over 5 per cent
Amount involved
Number at 5 per cent
Amount involved \$954,426 \$740,189 \$835,970 \$876,157 \$952,400 \$1,445,000

Amount involved \$052,400 \$1,445,000

Number above to banks, trust and finsurance companies \$49

Amount involved \$679,400 \$1,211,300

Total number, Manhattan, January 1 to date. \$8,038 \$9,473

Total amount, Manhattan, January 1 to date. \$189,231,998 \$307,802,461

Total number, The Bronx, January 1 to date. \$189,231,998 \$307,802,461 4,329 PROJECTED BUILDINGS.

Total number new buildings Total amount
Total amount alterations
Total number new buildings:
Manhastan, January 1 to date.
The Bronz, January 1 to date. Totals Manhaitan-The Bronx. 1,820 3,257

REAL ESTATE TRANSFERS. West End-ave, w s. 36.5 ft s of 71st-st, 16x82.10; J Bottomley, referee, to American Mortgage Company
Park-ave, n e corner 157th-st, 58 3x105.5x51.6x
132.8; Vincent Victory, referee, to Enoch C Bell.
Broome-st, n s. 28.3 ft w of Elizabeth-st, 49x85.8x
51.4x97.3; Louis Morris et al to Pinkus Nathan.
Madison-ave, a e corner 2d-st, 109.1x164.2x109x
100. Weatchester; William E Ferris to Albert Runnemuth
Mott-ave, widened, w.s. 75 ft s of 159th-st, 25x88;
William Stokes to Thekla Federhart. 17,000
Manhattan-ave, No 498; s. 15.9x75; Annie Aaron
et al to William H Williams. Exchange
Sth-st, No 33 West, 20x102 2; the Riverside Building Company to Mary F Peckham. 1

RECORDED MORTGAGES.

Lessem, Harry and Annie, to Daniel J Linehan, East Broadway, No 255, 5 years Simpeon, Charles S, et al to Title Guarantee and Trust Company, Chrystle-st, s e corner Canalst 5 years.

st 5 years.

Levy, Samuel, and another to John H Burt.
Goerck-st, No 106, demand

Same to Alice Y Eaton, same property, 3 years.
Nathan, Pinkus, to Metropolitan Trust Company,
Broome-st, Nos 358 and 360, 1 year.

Gorman-American Real Estate Title Guarantee
Company to the Knickerbocker Trust Company,
104th-st, s. 8, 166.8 ft w of 3d-ave, demand.

4th-st, No 254 East, for a six story brick tenement house, 24.0281.2: John Katzman, No 177 Orchardst, owner: M Bernstein, No 246 Broadway, architect
70th-st, No 118 East, for a five story brick dwelling house, 20.1863.7; Grace L Luling, owner; Trowbridge & Livingston, No 287 4th-ave, architects NEW BUILDING PLANS. \$25,000

Real Estate Wanted.

City Property for Sale.

GEO. R. READ

offers for sale a selected number of Desirably Located Medium and Extra Size Dwellings. Special Lists Furnished on application to

Head Offices, 60 Cedar St. (S114) 1 Madison Ave.

Desirable plot for improvement, in the centre of the Financial District, containing over 6,300 square feet, with two frontages. Price and terms liberal.

Firm of L. J. CARPENTER, 41 Liberty St.

COLONIAL HOUSES

on TREMONT AV., just west of JEROME AV. trolley and five (5) minutes' walk east of the MORRIS HEIGHTS station of the N. Y. Central and the New York & Futmam R. R.; houses 10 rooms and bath; all improvements; ground 50x145; prices \$8,500 each; \$500 or \$1,000 in cash; balance on installments. Apply A. P. KIRKLAND, 55 Liberty St.

A HARGAIN.—Three story and besement brown stone Residence; all improvements; select family neigh-borhood; fine home and good investment; will sacrifice for quick sale. Call 241 West 131st st.

A PURCHASER of building lots, unable to complete payments, will sell contract for \$50, \$10 cash, balance \$70 can be paid off \$5 monthly, liberal commission to agents; lots are near Jerome-ave, the future Broadway of New-York City; lots near sell for \$425; close to Rapid Transit extensions. OWNER, 36 West 324-31. A 20 FT. BROWNSTONE HOUSE, near 5th-ave, and 123th-st., worth \$22,000; sacrifice for \$16,500; \$3,500 cash above mortgage. SCULLY, 57 East 125th-st.

PER WEEK TOTAL COST.—A model House, meeting every requirement for refined people; splendid meisthorhood, in the city, with all conveniences, but above all LOW IN PRICE and offered on TERMS WHICH WILL INTEREST YOU coefing to carry less than rent; these are new, eight to ten rooms; gas, electricity, running water; only 30 minutes from Manhattan business centre; they are out of the common and worthy of your consideration. Write for particulars to L. Postoffice Box 2,678, New-York.

COMFORTABLE 2 story and attic frame house on 166th St., west of 3d Ave. Inquire at 3,367 Third Ave. CORNER apartment house, with stores; 9th Ward. Apply store, 15 East 12th-st.

RIVERSIDE DRIVE, 38.—Fine granite residence, in perfect order; all modern improvements; immediate possession; inspection invited; superb location; view unsurpassed. LOWTHER, 426 Bast 324-st.

City Property for Sale or Co Let.

FIFTH AVENUE, No. 253, near 28th Street. Full size, extra deep, four-story basement and cellar, high stoop, business building, for sale or to lease for a term of years.

MACLAY & DAVIES, 67 Wall Street.

DWELLING HOUSE, 461 West End-ave., northwest corner \$26-st., and also house, 463 West End-ave., addoining, both in good order; will self. Apply to JOHN P PATTERISON Executor, 2 Wall-st., or through your own broker.

City Property Co Let.

GEO. R. READ offers for rent

Desirably Located Medium and Extra Size Dwellings. READY FOR IMMEDIATE OCCUPANCY. Special Lists Furnished on application to

1 Madison Ave.

84TH STREET, No. 9 East, near Fifth Avenue, magnificent, extra deep, four story, basement and cellar, high stoop, private dwelling, covering lot 25x102.2, to lease for a term of years.

MACLAY & DAVIES, 67 Wall Street.

73D ST. WEST.

BET. COLUMBUS AND AMSTERDAM AVE.
3 and 4 story houses; rent, \$1,600 and \$1,800
dtor, at 67 West 78d at. or office at
CLARK ESTATE,
25 West 23d 8t.

Houses, Unfurnished and Furnished. FOLSON BROTHERS, 835 BROADWAY.

A .-WB HAVE TO RENT on 68th and 69th sts, east of 3d ave, a few three story, high stoop Dweilings; exposed plumbing, handsomely decorated, modern in every way, rent \$900.51,100. Caretakers, 212 East 68th st. exposed purchased way, rent \$500-\$1,100. Caretakers, way, rent \$500-\$1,100. Caretakers, and \$41 E. 68th st. and \$41 E. 68th st. Firm L. J. CARPENTER, 1,181 84 ava., 41 Liberty at the property of the caretakers. -116 EAST 19TH ST., near Irving Place, 25 ft. four story, high stoop Residence, eighteen rooms; three story extension, rent moderate.
Firm of L. J. CARPENTER, 41 Liberty at.
H. R. DREW & CO., 1 West 27th st.

RELIANLE PARTY can secure favorable lease on splendid residence recently decorated, 584 West End-Ave. near Skil-st. Apply to WM. H. RARBER, care of C. C. Shayne. 124 West 42d-st.

20 FIFTH AVE Twenty-six foot front, desirable four story high stop dwelling; moderate rent. Firm of L. J. CAMPENTER, 41 Liberty St.

Co Let for Business Durposes.

STORES AND LOFTS in the two new six-story fireproof build-

ings on the block front west side Park Avenue, 130th to 131st Streets. Freight and passenger elevators, private electric power and light, live steam, steam heat.

MACLAY & DAVIES, 67 Wall Street.

87 BEAVER STREET. Store and offices at moderate rents. Will be connected with and form part of 69 Wall Street, and altered to suit tenants. MACLAY & DAVIES, 67 Wall Street.

OFFICES TO LET. RULAND & WHITING, 3 TO 9 BEEKMAN ST.

Brookinn Property for Sale.

BEAUTIFUL, ARTISTIC HOMES 30 MINUTES FROM PARK ROW.

and wood street, just off Flatbush ave. restricted neighborhood; stone houses fronts. Box stoops.

Near Prospect Park, Mid- Prices Low.
Terms to Story signs. Swell and square fronts. Box stoops. 70 HOUSES TO SELECT FROM. 40 AL-

These houses are modern in every particular. These houses are modern in every particular. The some are arranged with a view to comfort. Foyer of alocan parlors. Hardwood trim throughout, open lumbing, large closets, tiled hathroom, dumb waiters

plumbing, large closets, then naturous, etc. Can be seen any day.

W. A. A. BROWN, Owner.

Brooklyn office, corner Flatbush Ave. and Midwood St.

New York office, 149 Broadway.

Open evenings until 9. Sundays and holidays all day. SEND FOR ILLUSTRATED BOOKLET.

GREAT BARGAIN, 855A Halsey-st., 2% story redstone I house; latest improvements; newly decorated; house pen daily; inspection invited; price \$7,850; terms to suit. GILT EDGB INVESTMENT.—Price \$14,750; actual rent \$2,004; new four story double brick stores and apartments; fine business avenue; chance of a lifetime; investigate at once; must sell. EDWARD GROTECLOSS, 541 DeKalb-ave.

Brookinn Property for Sale or To Let.

TO LET OR FOR SALE. - Elegant new three story and 1 basement, brick and stone dwellings on Clarkson St., near Flatbush Ave., opposite Melrose Park, convenient to trolley and elevated; artistic decorations, hardwood trim, parquet floors, open plumbing, etc. Apply to W. A. A. BROWN, Owner, on premises, or 582 Flatbush Ave., Brooklyn.

Instruction.

WANTED.—To May 1st, house, unfurnished or furnished, or large apartment, between 59th and 80th three vacancies. Address Dr. TURNER, Box 10, sts., West Side. Dr., MENDES, 1 West 65th-ct.

Beal Estate.

If you own the house you live in, you should know what its SANITARY CONDITION is before occupying it

BUT if you expect to rent a house, you should know before signing the lease.

BUILDING & SANITARY INSPECTION CO.. 874 Broadway. Telephone 559 18th

Country Property for Sale.

HUNTS POINT.

23rd Ward.

Plot of 28 lots on Baretto Street, adjoining Monastery of Corpus Christi; admirably adapted for institution. Also, 8 full lots immediately opposite, together or separate. Great bargains. Title guaranteed by Lawyers' Title Insurance

> MACLAY & DAVIES, 67 Wall Street.

CLIFTON PARK, Weehawken Heights, N. J., Opposite

42d St. 250 building sites; sewer, water, gas, and mecadamized treets; fine Colonial houses just completed for sale at 8,500 each, on easy terms.

This property is thoroughly restricted.

Apply Estate of HUGH N. CAMP.

St. Liberty St., N. Y.

CHOICE NEW UP-TO-DATE en Anne detached houses on plot 50x100; our own con-cition; perfect in worksmanship, plan and finish and best values at the price in Greater New York; all rovements; property restricted; prices as low as \$4,000; as to suit. JOHN DAYTON & CO., builders, Murray Station, Flushing, N. Y.

IF YOU are considering the purchase of a home, visit Ingleside, FLUSHING, Borough of Queens. Let us Call or write for the tests to visit, and descriptive pamphlets.

ENGLEWOOD, N. J.

One of the handsomest places for sale or rent, furnision unfurnished. For full particulars apply to the aget JAMES L. LIBBEY & SON.

Tel. 1297 Cortland: 69 Liberty Street RIVERCLIFF-ON-HOUSATONIC-FOR SALE Grand Estate of 150 acres, mile and a half of front; homestead, gardener's house, stables, ex lawns, rare trees, meadows, woodlands; on the b the Housatonic Bay, opposite the picturesque old to

Van Cortlandt, on the New York and Putnam R. R. Large has fifteen rooms, and is well adapted for a school or institution. Will sell this property at a sacrifice. Apply Detate of HUGH N. CAMP. 55 Liberty St.

A NEW, MODERN, 13 BOOM HOUSE, fine location, gas and electric light; heated with hot water; %-oak trim and fitted with all modern conveniences. T. BIRD, 234 Familiann Ave., Passale, N. J.

FOR SALE.—Easy terms, five acres, house, 12 rooms, two greenhouses, two barms, three minutes from depot. For particulars apply to J. W. MERCER, or JOHN M. CONTANY, Lott, Bergen County, N. J. G REENWICH - Large acreage property, on the ridge, finest elevation in town, choice site for large country seat or stock farm. ATWATER, 55 Liberty st.

SHORE FRONT, NO NUISANCES THIRTY-SEVE MINUTES FROM THIRTY-FOURTH STREE FERRY, TWO TO THREE THOUSAND DOLLARS PE ACRE, NEAR DEPOT. F. W. WRIGHT, MAN HASSET, LONG ISLAND.

Country Property to Let. FOR RENT, NUTLEY, N. J.

Several very attractive houses, well-shaded lawns; golf and field clubs; excellent wheeling; stables; rents \$100 to 450. Illustrated circular. JAMES R. HAY, 71 Broadway. FOR RENT AT IRVINGTON-ON-HUDSON

Modern house; unfurnished; 13 rooms; in "Barney Park," five minutes of station, stable, rent \$750. JAMES R. HAY, 71 Breadway. AT MONTCLAIR, N. J.—To let, house, 12 rooms and A and bath; all improvements; barn, lot, 100x285; near Eagle Rock Park; cent, 2800, Inquire of W. E. WEIGELE, 242 Mountain-ave., South

MORRISTY-WN.—Most comfortable, modern house, several acres finely situated, 10 minutes walk from P. O. short term furnished, longer unfurnished. OWNER, P. O. Box 224, Morristown, N. J.

TO LET - Elegant Cottage, two story, attic; two lots; Hillside ave. Millburn, N. J. five minutes' walk from depst, rent \$600. Apply PRESSON & RENWICK, 19 Park Place, New York City.

furnished fonses Co Let-Country.

E LEGANTLY furnished box stoop brown stone, 20 foot, with rear extension, billiard table, grand plane, beautiful draperies and untiques; \$250 monthly for winter or year, to responsible small private family only. Apply to DEAN, 20 West \$2d st.

Real Estate

Real Estate.

Lawns, Trees and Shrubs. Perfectly Sewered. Asphalt and Macadamized Streets

Concrete Walks, Curbs and Gutters; Gas, Water and Electric Lights. Nothing to Do but Select a Plot and Build your House. . .

O section of Real Estate ever developed in Brooklyn has attracted more favorable attention from intelligent people than SOUTH MIDWOOD. The owners, unwilling to wait the slow action of the city authorities, have themselves, with all the resources known to sanitary science and landscape gardening, sewered, paved, sidewalked, curbed, planted and beautified their property, leaving the buyer absolutely nothing in the way of "improvements" to do, to dread, or pay for.

The best sanitary engineers, the most skilful landscape gardeners, have done their perfect work.

" Make Life worth Living by living where it's worth the while." How to go-Take Flatbush Ave. surface car at Bridge marked Van-

derveer Park or Bergen Beach-or by Kings Co. "L" for Manhattan or Brighton Beach, get off at Newkirk Ave.; Nostrand or Marcy Ave. car at Broadway ferries, Brooklyn, direct to offices.

At a bargain for one week only, an elegant Queen Anne Cottage, best location on the property, containing 12 rooms, hardwood trimmed, parquette floors, handsome fireplaces, tiled bathroom, marble stationary wash basins, electric bells, latest combination gas and coal range, all latest known improvements, \$7,900; cheap at \$10,000. A number of other Cottages for sale; all ready for occupancy. Send for booklet.

GERMANIA REAL ESTATE & IMPROVEMENT CO.,

OFFICES—

1364 Flatbush Ave., near Bedford—Junction of Flatbush and Nostrand Aves.;

38 Park Row (Potter Building), New York.

Country Property for Sale or Co Let

CLOSTER,

Twenty miles out on Northern Railroad of New Jersey (Erle Railroad); forty trains daily; express station; two miles from Yonkers Ferry.

You can reach Closter in handsome and commodious cars much more conveniently and rapidly than 125th Street, Manhattan, and avoid the many discomforts and annoyances of overcrowded city travel.

An ideal spot for home seekers, being a thriving suburban community with two hotels, thirty stores, comprising all trades of general utility, three churches, telegraph service, electric light, telephones, and admirable Choice full sized lots \$100 and upward, on

installments or with discount for cash. 120 lots have already been sold to bona-fide purchasers. For Free Railroad Tickets, maps and particu-

lars, call on MACLAY & DAVIES,

67 and 69 Wall St., New York City. MONTCLAIR, N. J.

FOR SALE OR RENT, one of the most destrable houses in Montclair, beautiful location; finished in hard wood; order. F. M. HARRISON, 165 Pearl Street, New York. FOR SALE OR TO RENT, FURNISHED—A country residence, nicely located, S minutes' walk from Mt. Kisco station on Harlem R. R.; house well built, 2 stories, basement and attic, 12 rooms; S acres of ground, terms moderate. Apoly to A. E. HUBBELL, Mt. Kisco, N. Y.

M

Books and Publications.

forses and Carriages.

VAN TASSELL & KEARNEY, 130 and 132 East 13th St.,

123, 125, 127, 129 East 12th St. CARRIAGE REPOSITORY. Finest display in New York of Carriages of the highest

BROUGHAMS, OMNIBUSES, VICTORIAS, STATION WAGONS, WAGONETTES, TRAPS

grade and most fashionable designs.

A BREWSTER Rubber Tired Brougham, excellent con-dition, at half value Private Stable, 109 W. 16th St. H ORSES AND PONIES BOARDED winter and summer; turned out, or Jogged and keep in condition; veterin-ary services free. Address Dr. O. C. JACKSON, Jamaics, L. L. N. Y.

Boarders Wanted. BACHELOR, OF INDEPENDENT MEANS,

LEFT ALONE BY DEATH OF NEAR RELA-

TIVE, DESIRES ANOTHER BACHELOR OR

CONGENIAL COUPLE TO SHARE HIS HOME. LARGE AIRY ROOMS: PERFECT SERVICE. POSITIVELY NO CHILDREN; NO NUISANCES: NO OTHER BOARDERS; ONLY THOSE WHO UNDERSTAND COST OF LUXURIOUS LIVING AND WILL FAIRLY SHARE EXPENSES NEED ADDRESS BACHELOR, P. O. BOX 1,040, NEW YORK CITY.

fielp Wanted-Male.

(WACHMAN WANTED.-Willing to take care of four

Coo Late for Classification

A -A ATTENTION!

Parties can now make arrangements for

Attractive floors, suites with bath, private table optional; or without board, bachelors' rooms, newly fundaments, or without board, bachelors' rooms, newly fundaments, or without board, bachelors' rooms, newly fundaments, or without bard, bachelors' rooms, newly fundaments, or without bard, and suite of the control of the

LITTLE ADVERTISEMENTS OF THE PEOPLE—CLASSIFICATIONS ALPHABETICALLY ARRANGED

ANTIQUES, CURIOS. A. ARMANDO, 111 E. 11th-st. Old mu-hogany furniture for sale, repaired, pol-ished or varnished.

BOARD AND ROOMS. THE PARK, 101 Waverley Place -Hand-somely furnished rooms, excellent table;

TIST.-ST. 68 WEST.—Desirable rooms; fi clars appointments; parlor dining roo-references exchanged. 15 GRAMERCY PARK. Magnificent suits in Samuel J. Tilden house, with private table, only parties willing to pay for such accommodations need apply: references. 30TH ST. 146 EAST.—Desirable rooms, separate or en suite, sanitary plumbing, table attendance and neighborhood first class, references.

17TH-ST, 237 EAST, Stuyessant Square.

With board, desirable rooms facing the park; southern exposure; references. 63 WEST 50TH-ST.—Large, handsome from third story room; also back parlor sulte, with bath; superior accommodations. 57TH-SP. 313 WEST -Large and small connecting rooms, second and third floors, singly or together, with board; references 50TH-ST. 28 WEST.—A sunny suite, large and smaller room, second floor; other rooms; with board; references.

DIAMONDS AND WATCHES.

17TH-ST, 36 WEST Desirable room with board; highest references given an

KEENE'S WATCHES. NEW YORK. BARGAINS ALSO 1,301 WASHINGTON ST., BOSTON, ALSO 1.301 WASHINGTON ST., BOSTON.
WATCHES—18k, gold, Tiftany & Co. split
second timer, \$300, cost \$450.00; ladies' 14k,
gold fancy engraved Waltham, \$25, cost
\$69.00; gents' 14k, gold hunting nlain 'highgrade Waltham,' \$35, cost \$75.00; gents'
silver hunting 'Seht Thomas,' \$5, cost
\$12.00; gold 'New York Standard,' thin,
small size gents', \$5, nearly new, cost
\$20.00. DIAMONDS—Stad, \$40, cost
\$150.00; locket, \$10, cost \$25.00; eardrops,
\$100, cost \$225.00; gents' solitaire ring, \$50,
cost \$225.00; brooch, \$15, cost \$32.00; ladies'
"Solitaire Tiffany," \$15, cost \$45.
HOURS 8 TO 6, TEL, '5,201 CORTLANDT."

DRESSMAKING. DRESSMAKER.—Colored woman, good dressmaker, wishes more customers, home or out by day; prices reasonable. Address M., 456 8th-ave.

FOR SALE.

HELP WANTED.

A THOROUGH WAITINESS, well recom-mended, for the country. Apply between 8 and 10 Monday morning, northwest corner 130th-st, and 5th-ave. HELP WANTED.

WANTED - Young man, educated and somewhat musical, representative; excellent opportunity right man. All week, 11 a. m. MODERN MUSIC B'D'Y, 108-110 Bart 125th-st, WANTED Drug clerk; registered New York State Apply or write to J. ROE-MER, White Plains, N. Y. FURNISHED ROOMS TO LET.

05TH-ST. WEST. 205 - Gentleman and 432 MADISON AVE - Very pleasant third floor suite; extra large closets, also de-sirable suite; sublet till January; references WORK WANTED, Female.

STENOGRAPHER, TYPEWRITER.-First class beginner; good education; quick, curate. A. M., 10t East 40th-st. SHIRT WAISTS made to order, prices reasonable. Miss CURTIS, 219 East 23d-st. TEACHER, with experience, highest reference, to teach young children in private family during morning hours. English, drawing, gynnastics, French and music. Address Mme. MARIE G. SHOGG, 134 West 63d-st. VISITING TEACHER desires young pupils; thorough work, kindergarten methods. Address C. 121 West 104th-st.

WORK TANTED. COLORED MAN wishes position of kind, except waiting, understands naces. Address WILLIAMS, 347 N3d-st.

JANITOR.—German-American; one of more houses, understands steam heat and all repairs; also painter and varnisher. GEO, HESS, 410 East Sist-al. OFFICE ASSISTANT, shipping clerk, type-writer, young married man, 8 years las-place, FRANCKE, 890% Forest-ave. PACKER, SHIPPER or PORTER.—By middle aged temperate German; experi-enced export, import; handy with tools; ffice or business house, undoubted refer-nces MANHATTAN, 2,271 2d-ave. TAILOR. — Mechanic: understands all branches of repairing; steady place down-town good reference; himself in business. 409 West 37th-st.

YOUNG MAN, speaking French, German, Spanish and English; in hotel; also will-ing to travel abroad. A. R., 30 E. 13th-st. A LARGE mahogany bedstead; perfect order; for any lady destring to fit up an
ancient room it is just the right thing.

Address HAMETON, 154 6th-ave.

Address HAMETON, 154 6th-ave.

Address HAMETON, 154 6th-ave.

DEMESTIC SUTUATIONS WANTED | DOMESTIC SUTUATIONS WANTED Mate.

COACHMAN By young Swede, with first class references; thoroughly understants his business. FRITZ E. VERNER, [81 East Not st. COACHMAN - Married, no incumbrance; medium size; thoroughly competent, long experience; careful driver; willing, obliging, ectful, trustworthy; first class personence. COACHMAN, 921 6th-ave.

COACHMAN.—Colored; in country; thoroughly understands his business; willing, oblights; five years' reference from last employer. WALTER STEWART, 200 East COACHMAN - Elierly Swedish coachman in respectable family in country; capable and willing to be useful; good home pre-ferred to wages. 319 East 33d-st. GARDENER on gentleman's place: full knowledge of greenhouses, lawns, garden-ing, farming and stock, English, married; no family, first class references. A. M., 1,209 Broadway.

DOMESTIC SITUATIONS WANTED Female. CHAMBERMAID or GENERAL HOUSE-WORK—By young French girl, does not speak English in private family. T. C., 43 'hristopher-st.

CHAMBERMAID and SEAMSTRESS.-By COOK.—Scotch Protestant; good baker; un-derstands her duties thoroughly in all branches; very economical; best of refer-ences; city or country. COLLIER, 151 West 23d-st.

COOK.—First class, in private family; city or country; best of reference. Call Mon-day, 274 West 40th-st., 3d flat, front. COOK or LAUNDRESS.—By German-American girl, city reference. 212 East 2th-st. Spoor's bell. COOK.—Thoroughly understands meats, soups and vexetables: plain desserts; good baker: private family; personal reference, 555-2d-ave, first floor.

OOK.—By young Norweglan woman; com-petent: first class reference; no cards, 70 Sutton-st., Greenpoint, Brooklyn. COLORED WOMAN would like to attend ladles at their residences; scalp treat-ment, shampooing and manicuring; refer-ence. Address C., 486 8th-ave.

DAY'S WORK.—By competent laundress and housecleaner. A. O. SWANSON, 345 West 48th-st.

BUTLER.—English trained; single: expert at silver and table decorating; good height and appearance. PANNE 217 West 30th st. CHEF - Frenchman; long experience in no-blemen's and millionaires families, has had full charge and management of high class establishment. "FRENCHY" 1.388 Broadway. 1.388 wanteuring; good seamstress; best city reference, fond of travel. 202 West 50th-st. COACHMAN German; trustworthy; useful in every respect; understands care of horses, harness, carriages; god references, country preferred. CHARLES, 233 1st-ave. NURSE.—By refined, competent North Gar-man to take full charge of children from two years up; speaks good French; refer-ence M. N. Box 377, 1.250 Broadway.

NURSE. English Protestant; can take full charge of infant from birth; thoroughly understands care of bottles, preparing foods excellent references; city or country. OOLLIFE, 151 West 23d st. OFFICE CLEANING -Colored woman to JACKSON, 262 West 41st-st. SEAMSTRESS. By day or menth; under-stands family sewing, dresemaking and others, carfare. Adress M., 125 West 77th-st.

WAITRESS.—First class; in private fam-lly, 4 years city references. 349 West 45th-st. Feeny's bell. WASHING or out by day, by respectable Italian woman. Mrs. SERIO, 201 East 97th-st.

TRAINED NURSE, to care for invalid, or would take charge of house in refined without is family; testimonials first class. Call or address TRAINED NURSE 39 Ashand Place, Brooklyn WAITRESS or CHAMBERMAID —A lady moving into a smaller apartment dealers place for girl; city reference. Apply 212 East 15th-st. WASHING.—By German woman at home. Call all week, Mrs. HARRIS, 218 East 127th-at., basement. WASHING.—Woman takes washing homes no gents'. TUMMER, 429 East 14th-st. WASHING and ironing; middle aged Ger-man woman; also cooking; best reference. Mrs. MERCER, 6 Rivington-st. WASHING.—Laundress would like ladies' or private family washing; open air drying. BROWN, 153 East 52d-st., top floor. WASHING.—Colored woman wishes laundry at home; good reference. CHUINS, 246 West 47th-st. WASHING -First class laundress wishes washing at home; references. F. WILL-IAMS, 248 West 17th-st.

WASHING. -By respectable colored woman, at home. HAMILTON, 642 West 42d st. ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1.242 Broadway, 2d door north of Slat-st, until 9 o'clock p. m.: adver-tisements received at the following branch offices at regular office rates until 8 o'clock p. m., vfz. 254 Sth-ave. s. e. cor. 22d-st.;

For other narrow measure advertisements see Part II Page 12.